

DRYLAND CROPGROUND, CRP, & TREES  
112.86± ACRES MADISON COUNTY, NE

# UNRESERVED ONLINE LAND AUCTION

**BigIron**  
REALTY

[ EXPERTS IN SELLING LAND ]

Bid Online  
**JAN. 12-26,**  
**2021**

**BIDDING ENDS AT 11 A.M. CST**

Get a sale bill, register and bid at  
[www.bigironrealty.com](http://www.bigironrealty.com)

**Seller: Daniel Gillespie**

**Contact "Your Farm & Ranch Specialists"**

**John Stock 402.920.3180 | Jim Stock 402.920.0604**

Explore the Property from Above

**DRONE TOUR**



Richard Hastreiter et ux 120	Neil Kreikemeier et ux 80	Sally Korth et vir 80	Cynthia Oelklaus et vir 40
Karren Kuchar Trust 157	Three Farmers Daughters LLC et al 160	Susan Herchenbach 149	Cynthia Oelklaus 114
Three Farmers Daughters LLC et al 160	Frank Murphy 320	WJAG Inc 47	State of Nebraska 160
Beverly Austin 160	Margaret Meurer Trust 160	Lowell Bayne Trust et ux 155	George Frisch Trust et al 160

## Information:

This dryland property has excellent soil health by incorporating some of the best soil conservation practices. It has been no-tilled since 1990, has been in a cover crop program for close to 20 years, and the farm has the yield history to prove it. Soils on the property are predominately highly productive Silty Clay Loam and Loam soils with the balance Loamy Fine Sands. There are 86 acres of cropland, 19.98 acres in two CRP contracts, and the balance being trees and roads. The CRP contract on 15.85 acres expires on 9/30/26 with an annual payment of \$3,380.00. The CRP contract on the 4.13 acres expires on 9/30/25 with an annual payment of \$680.00. All of the 2021 CRP payments will go to the Buyer.

## Location:

From the intersection of Hwy 32 and 539 Avenue (ADM Corner), go 7 miles north, then turn east and go 2 ½ miles on 835 Road.

## Legal:

Part of the SE ¼ of Section 29-23-3W Madison County, NE, containing 112.86± acres.

## Taxes:

\$5,475.20

## FSA Data:

Visit [www.bigironrealty.com](http://www.bigironrealty.com) for more information.



## Attend the Auction

**Tuesday, January 26, 2021**

**9 A.M. CST until bidding ends**

**BigIron Realty Office**

**4860 33rd Avenue | Columbus, NE 68601**

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone.

## BIDDING PROCESS

Bidding increments will be \$50/acre. Real Estate Agent reserves the right to adjust bidding increments. The final sale price will be calculated based on total acres times the highest per acre bid. You may place bids on this farm for 14 days beginning January 12, 2021, and ending January 26, 2021, at 11:00 A.M. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. This will continue until there is a five-minute period where no bids are placed. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours prior to the auction close or call 800-887-8625 for assistance.

## TERMS & CONDITIONS

The successful Buyer will be required to enter into a written purchase agreement immediately after the sale with a \$50,000.00 non-refundable down payment to be payable to BigIron Realty Trust Account. The earnest deposit can be made by a personal check, company check, or by wire transfer. The balance will be due at closing on or before March 3, 2021. Possession will be at closing. Seller will provide marketable title to the Buyer evidenced by title insurance; the title insurance and closing costs are split 50/50 between the Buyer and Seller. The Seller will pay the 2020 real estate taxes, and the 2021 real estate taxes will be paid by the Buyer. The property will not be sold subject to financing. Bidding increments may be changed at the discretion of the Real Estate Agent. Please have all financial arrangements made prior to the auction. The written purchase agreement, to be signed by the Seller and Buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms whether verbal, written, expressed, or implied and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the Seller.

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2020 BigIron Realty. All rights reserved.

For more information on the property, visit

[www.bigironrealty.com](http://www.bigironrealty.com)

# THE BIGIRON REALTY ADVANTAGE

## QUICK LAND SALES

When you list your property on our unreserved online land auction platform, it is **guaranteed to be sold after six weeks.**



## MORE MONEY IN YOUR POCKET

Our unreserved online land auctions **consistently outperform** traditional auctions and listings.

## UNMATCHED MARKETING REACH

We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.



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